

Issued: May 9, 2018

**TOWN PLAN AND ZONING COMMISSION REGULAR MEETING  
MONDAY, MAY 7, 2018  
LEGISLATIVE CHAMBER, ROOM 314  
TOWN HALL, WEST HARTFORD, CT 06107**

**DRAFT MINUTES**

**ATTENDANCE:** Chair: Kevin Ahern; Vice-Chair: Kevin Prestage; Commissioners: John O'Donnell; Alternates: Gordon Binkhorst, Liz Gillette, Andrea Gomes; Staff: Todd Dumais, Town Planner; Catherine Dorau, Associate Planner

**ABSENT:** Commissioners: Michelle Maresca

**CALL TO ORDER/ROLL CALL: 7:00 P.M.**

**MATTERS FOR PUBLIC HEARING SHALL BE CALLED AT 7:15 P.M.**

**MINUTES:**

1. Approval of Minutes:
  - a. Minutes of the Regular Meeting, Monday, April 2, 2018  
*Motion/O'Donnell; Second/Prestage; Vote 5-0 (Ahern, Prestage, O'Donnell, Alternate: Binkhorst, Gomes)*

**COMMUNICATIONS:**

2.

**NEW BUSINESS:**

3. **124 LaSalle Road-** Application (SUP #1145-R2-18) of L'ARC Architects, LLC (Hilary Donald) on behalf of 124 LaSalle Road, LLC (R.O.). Max Burger is seeking approval to amend SUP #1145 to increase the outdoor dining seating capacity from 42 to 76 seats. An additional five (5) tables (20 seats) in the outdoor dining area will include umbrellas. (Submitted for TPZ receipt on May 7, 2018. Suggest required public hearing be scheduled for June 4, 2018.)  
*Required public hearing scheduled for June 4, 2018. Motion/Prestage; Second/O'Donnell; (Gomes seated for Vacancy) (Gillette seated for Maresca); Vote 5-0.*



TOWN OF WEST HARTFORD

**TOWN OF WEST HARTFORD**  
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4. **69 Memorial Road**-Application (SUP #1326) of L'ARC Architects, LLC (Hilary Donald) on behalf of Starwood Retail Partners (R.O.) requesting approval of a Special Use Permit for a twenty-two (22)-seat outdoor dining area at Spot Coffee. The outdoor dining area is located within the Town's Right-of-Way on Isham Road and is subject to review and approval under Section 155-26B of the Town Code by the Director of Public Works. (Submitted for TPZ receipt on May 7, 2018. Suggest required public hearing be scheduled for June 4, 2018.)  
***Required public hearing scheduled for June 4, 2018. Motion/Prestage; Second/Binkhorst; (Gillette seated for Vacancy) (Binkhorst seated for Maresca); Vote 5-0.***
5. **1340 and 1344 New Britain Avenue, 8-16 Berkshire Road**- Application (IWW #1084) of Robin Pearson (Attorney) on behalf of 47 Pratt Street, LLC (R.O.) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland and watercourse area. The applicant proposes to build a 26-unit multifamily development and associated site improvements. Approximately 3,200 s.f. of disturbance is within the 150 upland review area. No direct impacts to wetlands are proposed. (Submitted for IWWA receipt on May 7, 2018. Presented for determination of significance.)  
***Motion to find the proposed regulated activity potentially significant. Motion/O'Donnell; Second/Prestage; Motion FAILED, Vote; 0-5. IWW permit granted.***

#### **OLD BUSINESS:**

6. **64 LaSalle Road (Harvest Wine Bar)**- Application (SUP#1322) of Vicente Siguenza, Harvest Wine Bar, on behalf of LaSalle Road Partners, LLC (R.O.) requesting approval of a Special Use Permit for a twenty (20) seat outdoor dining area at Harvest Wine Bar. (Submitted for TPZ receipt on April 2, 2018. Required public hearing scheduled for May 7, 2018.)  
***Approved with conditions. Motion/O'Donnell; Second/Prestage; Vote-5-0. (Gillette seated for Vacancy) (Binkhorst seated for Maresca).***
7. **572 Fern Street**- Application (IWW #1075) of Town of West Hartford (R.O.) requesting approval of a map amendment to the Official Inland Wetlands and Watercourses Map of the Town of West Hartford. The proposed amendment is based on an onsite soil survey prepared by a professional soil scientist. (Submitted for IWWA receipt on April 2, 2018. Required public hearing scheduled for May 7, 2018.)  
***Approved. Motion/Binkhorst; Second/Prestage; Vote: 5-0 (Gomes seated for Maresca) (Binkhorst seated for Vacancy).***
8. **572 Fern Street**- Application (IWW #1076) of Town of West Hartford (R.O.) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland and watercourse area. The applicant proposes construction of a new sidewalk and extension of a Town fiber optic cable from Fern Street to

the American School for the Deaf campus. (Submitted for IWWA receipt on April 2, 2018. Determined to be potentially significant and set for public hearing on May 7, 2018.)

***Approved with conditions. Motion/Binkhorst; Second/O'Donnell; Vote 5-0 (Gomes seated for Maresca) (Binkhorst seated for Vacancy).***

9. **956 New Britain Avenue-** Application (IWW #1080) of Essam Tinawi on behalf of West Hartford Sunoco, LLC (R.O.) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland and watercourse area. The applicant is proposing the construction of an approximately 1,300 s.f. addition to the existing store. The new construction will be located on what is currently an existing parking area. (Submitted for IWWA receipt on April 2, 2018. Determined to be potentially significant and set for public hearing on May 7, 2018.)  
***Approved with conditions. Motion/Binkhorst; Second/Prestage; Vote 5-0 (Gomes seated for Maresca) (Binkhorst seated for Vacancy).***
10. **54 Old Oak Road-** Application (IWW#1079) of Klaudia Rodrigues (R.O.) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland and watercourse area. The applicant is proposing to deposit approximately 676 c.y. of fill and regrade a portion of the rear yard within an upland review area. The area of disturbance is approximately 95 feet from the regulated area. (Submitted for IWWA receipt on April 2, 2018. Determined to be potentially significant and set for public hearing on May 7, 2018.)  
***Item opened and continued to June 4, 2018. Motion/Gillette; Second/Prestage; Vote 5-0 (Binkhorst seated for Maresca) (Gillette seated for Vacancy).***
11. **14-16 Oakwood Avenue (Park and Oak Restaurant)-** Application (SUP #1323) of DR Restaurant Ventures, LLC on behalf of Denon, LLC requesting approval of a Special Use Permit approval for a twelve (12) seat outdoor dining area at the Park and Oak Restaurant. (Submitted for TPZ receipt on April 2, 2018. Required public hearing scheduled for May 7, 2018.)  
***Approved with conditions. Motion/O'Donnell; Second/Prestage; Vote-5-0. (Gillette seated for Vacancy) (Binkhorst seated for Maresca).***
12. **1502 New Britain Avenue (P.F. Chang's China Bistro)-** Application (SUP #1095-R1-18) of Shremshock Architects (Tim Pincehorn) on behalf of Westfarms Mall, LLC (R.O.) and P.F. Chang's China Bistro, Inc. (lessee) requesting an amendment to Special Use Permit #1095, originally approved on November 7, 2007. The applicant is requesting changes to the umbrellas, area lighting and area heating. No changes in seat count are proposed. (Submitted for TPZ receipt on April 2, 2018. Required public hearing scheduled for May 7, 2018.)  
***Approved with conditions. Motion/Gillette; Second/Gomes; Vote-5-0. (Gillette seated for Vacancy) (Gomes seated for Maresca).***

13. **1678 Asylum Avenue (University of Saint Joseph)**- Application (IWW #1083) of the University of Saint Joseph requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland and watercourse area. The applicant proposes to install temporary office space and associated utilities within an upland review area. (Submitted for IWWA receipt on April 2, 2018. Determined to be potentially significant and set for public hearing on May 7, 2018.)  
*Approved with conditions. Motion/O'Donnell; Second/Gomes; Vote-5-0. (Gomes seated for Vacancy) (Binkhorst seated for Maresca).*
14. **1678 Asylum Avenue (University of Saint Joseph)**- Application (SUP #1324) of the University of Saint Joseph requesting approval of a Special Use Permit to install temporary office space on the north side of the existing O'Connell Athletic Center. (Submitted for TPZ receipt on April 2, 2018. Required public hearing scheduled for May 7, 2018.)  
*Approved with conditions. Motion/O'Donnell; Second/Binkhorst; Vote-5-0. (Gomes seated for Vacancy) (Binkhorst seated for Maresca).*

#### **TOWN COUNCIL REFERRALS:**

15. **1 Memorial Road** - Application on behalf of Delamar West Hartford, LLC seeking approval of an amendment to Special Development District #140 located at 1 Memorial Road and known as Delamar. The amendment requests changes to the approved architecture and landscaping to permit the elimination of an architectural rooftop mechanical screen; the elimination of decorative trees; and the addition of a seasonal vestibule enclosure for the Artisan restaurant. (Town Council receipt on March 27, 2018. TPZ receipt on May 7, 2018. Town Council public hearing scheduled for May 8, 2018.)  
*TPZ recommended partial approval of application. Motion/Prestage; Second/Ahern; Vote 5-0. (Gillette seated for Vacancy) (Gomes seated for Maresca).*
16. **1340 and 1344 New Britain Avenue, 8-16 Berkshire Road**- Application by 47 Pratt Street, LLC, Owner 1340 & 1344 New Britain Avenue and 8-16 Berkshire Road, requesting a Change of the underlying zone for 1.7 acres at the northeast corner of the intersection of New Britain Avenue and Berkshire Road from R-6 (one-family residence district) to RM-2 (multifamily residence district) and Special Development District designation for a proposed 26 unit multifamily development in 3 buildings to be known as Berkshire West (Town Council Receipt on April 24, 2018 and scheduled for public hearing on June 12, 2018. TPZ receipt on May 7, 2018.)  
*No action taken. Item returning on June 4, 2018.*

#### **TOWN PLANNER'S REPORT:**

17. **2009-2019 Plan of Conservation and Development Update** – Update

18. **University of Connecticut West Hartford Campus Community Visioning Process – Update**

**INFORMATION ITEMS:**

**MEETING ADJOURNED 10:16 P.M.**

**REMINDER OF FUTURE TPZ REGULAR AND SPECIAL MEETINGS:**

- TPZ Regular Meeting, Monday, June 4, 2018 @ 7:00 P.M.
- TPZ Regular Meeting, Monday, July 9, 2018 @ 7:00 P.M.
- TPZ Regular Meeting, Monday, August 6, 2018 @ 7:00 P.M.

***“Any individual with a disability who needs special assistance to participate in the meeting should contact Suzanne Oslander, Department of Social Services, 860.561.7580, seven days prior to the meeting.”***

U: shareddocs/TPZ/Minutes/2018/May 7 draft minutes